

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

MA&UD - VGTM UDA - Change of land use from Industrial use to Residential use in D.No.501/2 of Guntur Village, Vijayawada Road, Guntur Municipal Corporation limits to an extent of Ac.2.02 cents (or) 8175.00 Sq.mtrs and also realignment of 40'-0" wide ZDP road in D.Nos.503, 501/2, 500 etc to all along the existing donka in D.No.502 - Draft variation - Notification - Confirmation Orders - Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(I2) DEPARTMENT

G.O.Ms.No. **478**

Dated:28.11.2013

Read

the following:-

1. Representation from Sri R.Venkateswerlu, Dt.06.03.2012 & 26.04.2012.
2. Govt.Ir.No.6476/I2/2012-1&2,Dt.14.03.2012& 02.05.2012.
3. From V.C., VGTMUDA,Lr.Rc.No.E1-590/2012,Dt03.11.2012.
4. Govt.Memo No.6476/I2/2012-3, Dt.23.11.2012.
5. From Commissioner of Industries, Lr.No.29/1/2012/19772, Dated.22.12.2012.
6. Govt.Memo No.11411/I2/2012, Dated.30.06.2012.
7. Govt.Memo No.6476/I2/2012-4, Dt.20.06.2013.
8. From V.C., VGTMUDA,Lr.Rc.No. E1-590/12,Dt06.11.2013.

O R D E R:

The draft variation to the Zonal Development Plan of Guntur issued in Government memo 7th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.435 Part-I, dated.27.06.2013. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada that the applicant has paid an amount of Rs.3,27,000/- (Rupees Three Lakh Twenty Seven Thousand only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in an Extraordinary issue of Andhra Pradesh Gazette, dated:05.12.2013.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

Copy to:

The applicant through the Vice-Chairman, VGTM UDA, Vijayawada.

The Special Officer and Competent Authority, Urban Land Ceiling, Guntur.

The District Collector, Guntur.

Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development)Act, 1975(Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Guntur, the same having been previously published in Extraordinary issue of Andhra Pradesh Gazette No. 435 Part-I, dated.27.06.2013 as required by sub-section (3) of the said section.

VARIATION FOR BIT-A

The site under reference measuring to an extent of 8175.00 Sq.mts (or) Ac.2.02 cents is falling in D.No.501/2 of Guntur, Guntur Mandal & District. The boundaries of which are given in the schedule below and which was earmarked for Industrial Use and 40'-0" wide road in the Zonal Development Plan of Guntur sanctioned in G.O.Ms.No. 688, M.A., dated: 30.12.2006, is now designated for Residential use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No. 18/2012/CITY/GNT which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Divisional Office, Guntur, subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. All the 30 plot owners should submit plans for regulation of their individual plots under LRS-2007 to the Authority duly paying required fee and charges and also handover the road affected portion at free of cost to the local authority.
8. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

S C H E D U L E

NORTH: Site falling in D.No.501/P of Guntur Village, Guntur Mandal, Guntur District.

SOUTH: Existing donka falling in D.No.502 of Guntur Village, Guntur Mandal, Guntur District.

EAST: Site falling in D.NO.501/P Guntur Village, Guntur Mandal, Guntur District.

WEST: Site falling in D.No.503/P Guntur Village, Guntur Mandal, Guntur District.

VARIATION FOR BIT-B

The site under reference is falling D.Nos.503, 501/P, 502/P, 500, 499/P and 512/P of Guntur, Guntur Mandal & District. The boundaries of which are given in the schedule below and which was earmarked for 40'-0" wide road in the Zonal Development Plan of Guntur sanctioned in G.O.Ms.No. 688, M.A., dated: 30.12.2006, is now designated for Industrial, Residential use and 40'-0" wide road which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Divisional Office, Guntur, subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. All the 30 plot owners should submit plans for regulation of their individual plots under LRS-2007 to the Authority duly paying required fee and charges and also handover the road affected portion at free of cost to the local authority.
8. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

S C H E D U L E

NORTH: Site falling in D.No.503/P, 501/P, 500/P, 499/P and 512/P of Guntur Village, Guntur Mandal, Guntur District.

SOUTH: Site falling in D.No.496/P, 497/P, 500/P, 499/P and 512/P of Guntur Village, Guntur Mandal, Guntur District.

EAST: Site falling in D.NO.512 of Guntur Village, Guntur Mandal, Guntur District.

WEST: Existing 120'-0" wide road falling in D.No.402 of Guntur Village, Guntur Mandal, Guntur District.

VARIATION FOR BIT-C

The site under reference is falling D.Nos.502, 503/P, 501/P, 500/P, 499/P 512, 495/P, 496/P, 497/P of Guntur, Guntur Mandal & District. The boundaries of which are given in the schedule below and which was earmarked for Industrial use, Residential use, 40'-0" wide road in the Zonal Development Plan of Guntur sanctioned in G.O.Ms.No. 688, M.A., dated: 30.12.2006, is now designated for 40'-0" Zonal Development plan road.

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. All the 30 plot owners should submit plans for regulation of their individual plots under LRS-2007 to the Authority duly paying required fee and charges and also handover the road affected portion at free of cost to the local authority.
8. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

S C H E D U L E

NORTH: Site falling in D.Nos.502, 503/P, 501/P, 500/P, 499/P and 512/P of Guntur Village, Guntur Mandal, Guntur District.

SOUTH: Site falling in D.Nos.495/P, 496/P, 497/P, 500/P, 499/P and 512/P of Guntur Village, Guntur Mandal, Guntur District.

EAST: Site falling in D.NO.512 of Guntur Village, Guntur Mandal, Guntur District.

WEST: Existing 120'-0" wide road falling in D.No.402 of Guntur Village, Guntur Mandal, Guntur District.

Dr.S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNEMENT

SECTION OFFICER